

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Town Planning – Tadepalligudem Municipality – Certain variation to the Master Plan - Change of land use from Park use to Residential use in R.S.No.383/1 near TTD Kalyanamandapam, Tadepalligudem Municipality to an extent of Ac. 0.63 cents – Draft variation – Confirmed – Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No. 43

Dated the 4th February, 2010.

Read the following:-

1. G.O.Ms.No.495 MA., dated 14.9.1988.
2. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.8300/2005/R, dated 25.10.2005.
3. From the Municipal Commissioner, Tadepalligudem Municipality, Letter Roc.No.1368/05/G1, dated 22.11.2005.
4. Government Memo. No.23014/H1/2005-1, Municipal Administration and Urban Development Department, dated 14.12.2005.
5. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.8300/05/R, dated 17.12.2005.
6. Government Memo. No.23014/H1/2005-2, Municipal Administration and Urban Development Department, dated 12.1.2006.
7. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.8300/2005/R, dated 17.2.2007.
8. Government Memo. No.23014/H1/2005-3 & 4, Municipal Administration and Urban Development Department, dated 24.3.2006 and 20.6.2006.
9. From the Collector, West Godavari District, Letter Roc.No.H6/4599/2006, dated 13.9.2007.
10. Discussions held in the Meeting of the Change of Land Use Committee on 23.10.2008.
11. Government Memo. No.23014/H1/2005-13, Municipal Administration and Urban Development Department, dated 20.11.2008.
12. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.8300/2005/R, dated 2.4.2009.
13. Government Memo. No.23014/H1/2005-14, Municipal Administration and Urban Development Department, dated 29.9.2009.
14. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.8300/2005/R, dated 29.10.2009.
15. Government Memo. No.23014/H1/2005-15, Municipal Administration and Urban Development Department, dated 21.11.2009.
16. From the Commissioner of Printing, A.P., Extraordinary Gazette No.530, Part-I, dated 26.11.2009.
17. Government Memo. No.23014/H1/2005-16, Municipal Administration and Urban Development Department, dated 21.1.2010.
18. From the Director of Town and Country Planning, Hyderabad. Letter Roc.No.8300/2005/R, dated 23.01.2010.

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ORDER:

The draft variation to the Tadepalligudem General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No.495 MA., dated 14.9.1988 was issued in Government Memo. No. 23014/H1/2005-15, Municipal Administration and Urban Development Department, dated 21.11.2009 and published in the Extraordinary issue of A.P. Gazette No.530, Part-I, dated 26.11.2009. No objections and suggestions have been received from the public within the stipulated period. The Director of Town and Country Planning, Hyderabad in his letter dated 23.01.2010 has stated that the Municipal Commissioner, Tadepalligudem Municipality has informed that the applicant has paid an amount of Rs.13,250/- (Rupees thirteen thousand two hundred and fifty only) towards development and conversion charges as per G.O.Ms.No.158 MA., dated 22.3.1996. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**T.S.APPA RAO,
PRINCIPAL SECRETARY TO GOVERNMENT.**

To
The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.
The Director of Town and Country Planning, Hyderabad.
The Regional Deputy Director of Town Planning, Rajahmundry.
The Municipal Commissioner, Tadepalligudem Municipality, West Godavari District.

Copy to:

The individual through the Municipal Commissioner, Tadepalligudem Municipality, West Godavari District.

The District Collector, West Godavari District, Eluru.

The Private Secretary to Minister for MA&UD.

SF/SC.

// FORWARDED :: BY ORDER //

SECTION OFFICER

**APPENDIX
NOTIFICATION**

In exercise of the powers conferred by clause (a) of Sub - section (2) of section 15 of the Andhra Pradesh Town Planning Act, 1920 the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Tadepalligudem Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No. 530, Part-I, dated 26.11.2009 as required by clause (b) of the said section.

VARIATION

The site in R.S.No.383/1 near TTD Kalyanamandapam, Tadepalligudem Municipality to an extent of Ac. 0.63 cents, the boundaries of which are as shown in the schedule below and which is earmarked for Park use in the General Town Planning Scheme (Master Plan) of Tadepalligudem Town sanctioned in G.O.Ms.No.495 MA., dated 14.9.1988 is designated for Residential use by variation of change of land use as marked "A" as shown in the revised part proposed land use map GTP No.26/2009/R, which is available in Municipal Office, Tadepalligudem Town, **subject to the following conditions; namely:-**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
7. The applicant shall obtain prior approval / permission from the competent authority before taking up any development in the site.
8. The applicant shall pay 14% open space charges and betterment charges.
9. The applicant shall handover the site affected under road widening of existing 70 feet wide road to 80 feet wide road as per Master Plan to the Tadepalligudem Municipality at free of cost through registered gift deed.
10. Any other conditions as may be imposed by the competent authority.

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SCHEDULE OF BOUNDARIES

North : R.S.No.127 and 128 Airfield site.

East : Existing 70 feet wide or 21.34 Mtrs., wide road to be widened to 80 feet wide or 24.38 Mtrs., wide as per Master Plan.

South: R.S.No.383/2 and 3 TTD Kalyanamandapam and existing 33 feet wide road of L.P.No.52/76.

West : R.S.No.144.

**T.S.APPA RAO,
PRINCIPAL SECRETARY TO GOVERNMENT.**

SECTION OFFICER